



**GRASSROOTS**

REALTY GROUP

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**6824 Temple Drive NE  
Calgary, Alberta**

**MLS # A2309613**

**\$574,900**



<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan		

**Inclusions:** n/a

Wonderful Bilevel in a convenient condition, a total of 4 bedrooms & 2 1/2 baths. Light & bright throughout Up & Down. The lower bath has been remodeled for your pleasure. Luxury vinyl planking throughout the main level is perfect for easy maintenance with fresh paint on both levels. The former single attached garage has been converted to a massive lower family / games room for family gatherings. Laundry hookups are ready to go in the upper & lower levels. The rear yard features a spacious gazebo which was used year round for the Barbeque & over sized single garage with rear alley access. Shopping, restaurants & transit are literally out your front door & easy access to major roadways. Come on Buy!!!